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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**



**DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT**

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TESTIMONY OF  
**JALAL GREENE**  
DIRECTOR

**BILL 16-551, "NORTHWEST ONE/SURSUM CORDA  
AFFORDABLE HOUSING PROTECTION,  
PRESERVATION AND PRODUCTION ACT OF 2006"  
AND  
PR 16-558, "NORTHWEST ONE/SURSUM CORDA  
COOPERATIVE APPROVAL RESOLUTION OF 2006"**

COMMITTEE ON ECONOMIC DEVELOPMENT  
THE HONORABLE SHARON AMBROSE, CHAIRPERSON  
COUNCIL OF THE DISTRICT OF COLUMBIA

WEDNESDAY, MARCH 15, 2006

JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, DC 20004  
10:00 A.M.

**GOOD MORNING CHAIRPERSON AMBROSE AND COMMITTEE MEMBERS. I AM JALAL GREENE, DIRECTOR OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. I AM PLEASED TO BE HERE TODAY TO DISCUSS THE DEPARTMENT'S INVOLVEMENT WITH THE NORTHWEST ONE NEW COMMUNITIES PROJECT (THE PROJECT).**

**THE DEPARTMENT IS COMMITTED TO PROVIDING THE NECESSARY RESOURCES TO MAKE THIS PROJECT A SUCCESS. WE STAND READY TO MANAGE THE PROCEEDS THAT WILL COME FROM THE SECURITIZATION OF \$6 MILLION FROM THE HOUSING PRODUCTION TRUST FUND.**

**THE DEPARTMENT PROVIDES GAP FINANCING FOR AFFORDABLE HOUSING DEVELOPMENT PROJECTS. OUR PUBLIC FUNDS ARE LEVERAGED WITH PRIVATE CAPITAL, UTILIZING BOTH FOR-PROFIT AND NOT-FOR-PROFIT DEVELOPERS. GAP FINANCING WILL BE USED WITH PRIVATE INVESTMENTS TO SUPPORT PROJECTS THAT LEAD**

**TO THE CREATION OF A MIXED-INCOME COMMUNITY OF MORE THAN 1,600 HOUSING UNITS. THIS EFFORT WILL INCLUDE OVER 1,000 NEW UNITS OF AFFORDABLE HOUSING FOR LOW- TO MODERATE- INCOME RESIDENTS.**

**WE ARE ALSO PREPARED TO PROVIDE FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR ELIGIBLE ACTIVITIES TO SUPPORT THIS PROJECT, SUCH AS HOUSING COUNSELING SERVICES AND RELATED COMMUNITY FACILITIES.**

**THE DEPARTMENT HAS BEEN WORKING TO ASSIST THE OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT AND THE OFFICE OF PLANNING WITH DEVELOPING THE “FINANCING MODEL” FOR THE “NEW COMMUNITIES INITIATIVE”. IN ADDITION, WE ARE INTEGRAL IN THE PLANNING, IMPLEMENTATION, AND OUTREACH EFFORTS OF THIS INITIATIVE. WE MEET WITH RESIDENTS OF THE TARGETED NEIGHBORHOODS AND COMMUNITIES TO INFORM AND EDUCATE THEM ABOUT THE**

**NEW COMMUNITIES INITIATIVE, HOW THEY WILL BE  
AFFECTED, AND THE LONG-TERM GOALS AND OBJECTIVES.**

**NEW COMMUNITIES IS AN INITIATIVE THAT WILL HAVE AN  
IMMEASURABLE IMPACT ON UNDERSERVED DISTRICT  
NEIGHBORHOODS. IN THE CASE OF THE NORTHWEST ONE  
NEW COMMUNITIES PROJECT, THIS INITIATIVE SEEKS TO  
PROTECT RESIDENTS FROM DISPLACEMENT BROUGHT ON  
BY MARKET FORCES. ONE OF THE GOALS OF THE  
INITIATIVE IS TO BRING ABOUT A MIXED-INCOME  
ENVIRONMENT, ALONG WITH PROVIDING SUPPORTIVE  
COMMUNITY SERVICES, JOB TRAINING AND ECONOMIC  
OPPORTUNITIES FOR THE EXISTING RESIDENTS. THESE  
ACTIVITIES WILL TAKE A PROACTIVE STANCE AGAINST THE  
CYCLES OF CRIME, UNEMPLOYMENT AND PHYSICAL  
DETERIORATION THAT EXIST IN THE IDENTIFIED  
NEIGHBORHOODS. WE WILL BE MOVING IN A FOCUSED  
MANNER TO COLLABORATIVELY BRING ECONOMIC, SOCIAL  
AND EDUCATIONAL CHANGES TO RESIDENTS COMMUNITY-  
WIDE.**

**THIS INITIATIVE IS BEING DEVELOPED AS A PARTNERSHIP BETWEEN DC GOVERNMENT AGENCIES, DEVELOPERS, AND THE AFFECTED COMMUNITIES. WE BELIEVE, FROM DHCD'S EXPERIENCE IN COMMUNITY DEVELOPMENT, THAT ALL STAKEHOLDERS WORKING TOGETHER CAN BRING IMPROVEMENTS NOT ONLY TO THE NORTHWEST ONE AREA, BUT ALSO TO THE LINCOLN HEIGHTS AND BARRY FARMS COMMUNITIES.**

**CHAIRPERSON AMBROSE, THANK YOU FOR ALLOWING ME THE OPPORTUNITY TO PRESENT THIS TESTIMONY TO YOU TODAY.**